

# Tuscan Foothills Village Metropolitan District

City Council Work Session  
December 11, 2017

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# Tuscan Foothills Village Metropolitan District



- This Metro District was approved by City Council on September 27, 2016, by Resolution 97-16
- Current Service Plan allows a maximum debt service of 30.0 mills and a maximum authorized debt of \$1,100,000.
- Unique limits of operational mill levy in 2017 and 2018 with only 5.0 mills thereafter until the District Board is 50% controlled by resident property owners.

# Tuscan Foothills Village Metro District Exclusion and Inclusion of Property



Mountain Shadows  
Open Space

Requested Inclusion  
of Property  
(approximate boundary)

Approximately 43 Single-Family  
Residential units

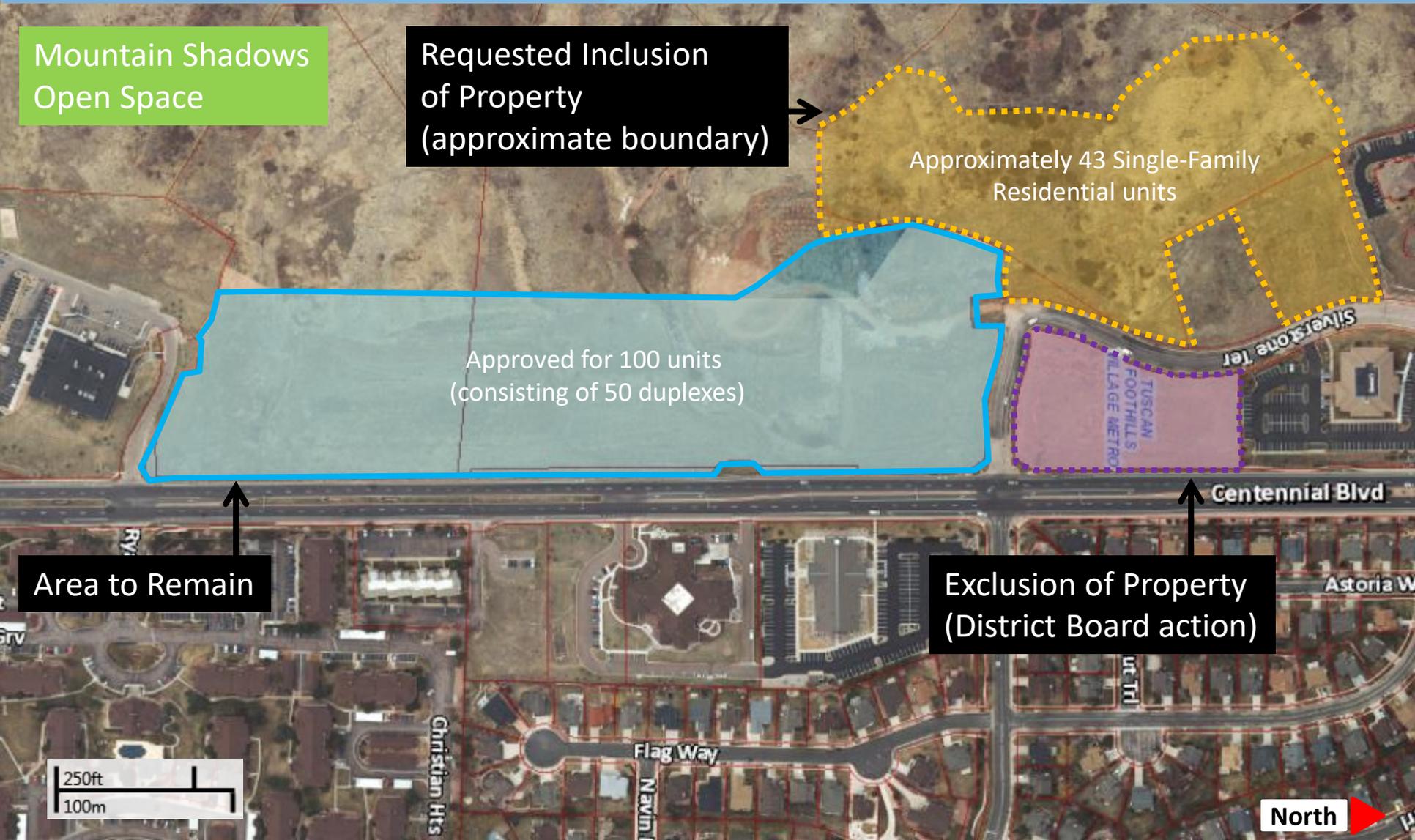
Approved for 100 units  
(consisting of 50 duplexes)

Area to Remain

Exclusion of Property  
(District Board action)

250ft  
100m

North

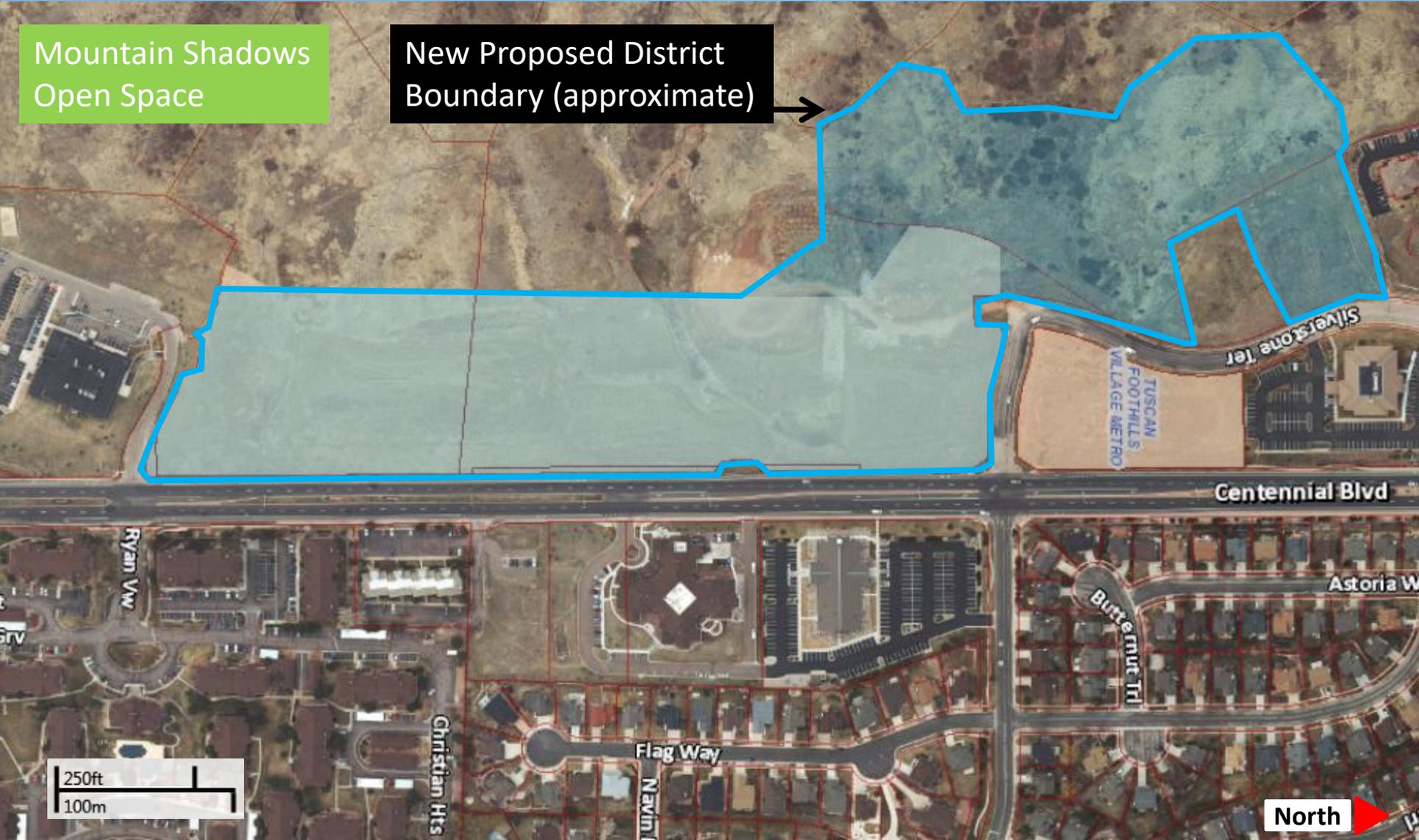


# Tuscan Foothills Village Metro District New Proposed Boundary



Mountain Shadows  
Open Space

New Proposed District  
Boundary (approximate)



North

- The Metro District will be moving to exclude a multifamily property from their boundary.
  - Exclusion does not require Council Action (District Board action)
  - This parcel not benefited by District.
- The request for inclusion of property into the District that is outside of the inclusion area requires City Council written consent.
  - Service Plan does not include Exhibit C-2, which depicts additional areas desired to be included in the future.

7. Inclusion Limitation. The District shall not include within any of their boundaries any property outside the Service Area without the prior written consent of the City Council.

# Attachments



- Cover Memo
- Draft Resolution
  - City of Colorado Springs
- Resolution
  - Tuscan Foothills Metropolitan District
- Applicant Request Letter

# Staff Recommendation



- Staff has no objection to the request as had Exhibit C-2 been included, no City Council action would have been necessary.
- Approval of the request based on consistency and compliance with City Code and the District Service Plan.
- Recommend Item to be heard at City Council Meeting on Tuesday, January 9, 2018.

# Questions?



Mountain Shadows  
Open Space

New Proposed District  
Boundary (approximate)

